

**CONCEPTUAL BIOLOGICAL RESOURCES  
MANAGEMENT PLAN FOR OFF-SITE  
HABITAT MITIGATION  
LILAC HILLS RANCH  
SAN DIEGO COUNTY, CALIFORNIA**

SPECIFIC PLAN  
GENERAL PLAN AMENDMENT  
REZONE  
EIR  
TENTATIVE MAP (MASTER)  
TENTATIVE MAP (PHASE 1 IMPLEMENTING TM)  
MAJOR USE PERMIT

PROJECT APPLICANT:  
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PREPARED FOR:  
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KIVA PROJECT: 09-0112513  
SP 3810-12-001  
GPA 3800-12-001  
REZ 3600-12-003  
TM 5571 RPL1 and 5572 RPL1  
MUP 3300-12-005

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MARCH 8, 2013

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# Terms and Acronyms

CNDDDB	California Natural Diversity Data Base
County	County of San Diego
CPA	Community Planning Area
CRMP	Conceptual Resources Management Plan
DPLU	Department of Planning and Land Use
DPR	Department of Park and Recreation
DPU	Department of Public Utilities
DPW	Department of Public Works
HOA	Home Owners Association
I-15	Interstate 15
MOU	Memorandum of Understanding
MSCP	Multiple Species Conservation Program
PAMA	Pre-Approved Mitigation Area
RMP	Resource Management Plan
SANDAG	San Diego Association of Governments
USDA	United States Department of Agriculture
USGS	U.S. Geological Survey

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# **1.0 Introduction**

This Conceptual Resource Management Plan (CRMP) has been prepared for the proposed Lilac Hills Ranch project in accordance with the mitigation requirements identified in the Lilac Hills Ranch Biological Resources Report (RECON 2012). This document is consistent with the format and content requirements of the “County of San Diego Report Format and Content Requirements – Conceptual Biological Resources Management Plan” (2010). This CRMP covers the management of the habitats to be purchased at an off-site location to meet mitigation requirements for project impacts to habitats and vegetation communities.

## **1.1 Purpose of Conceptual Resource Management Plan**

The purpose of this CRMP is to provide direction for the permanent preservation and management of the habitat purchased off-site to meet project mitigation requirements. This off-site habitat purchase would total 70.3 acres and consist of upland habitats.

More specifically, the plan will accomplish the following:

1. The plan will guide management of vegetation communities/habitats, plant and animal species, and programs described herein to protect and, where appropriate, enhance biological.
2. The plan will guide appropriate public uses of the property (if public uses are included).
3. The plan will provide an overview of the operation, maintenance, administrative and personnel requirements to implement management goals, and serves as a budget planning aid.

The off-site preservation of the 70.3 acres of native upland vegetation communities will be sufficient to provide in-kind mitigation opportunities for significant impacts to these communities from the Lilac Hills Ranch project. The off-site preservation area will be conveyed with an easement to the County of San Diego (County). The underlying fee title will be conveyed to a non-profit entity that is acceptable to the County Department of Planning and Land Use (DPLU).

### **1.1.1 Conditions and/or Mitigation Measures that Require CRMP**

A CRMP is required for projects in the County when a planned project proposes open space preservation that would significantly benefit from active management and/or monitoring of biological and/or cultural resources. A CRMP is always required when a project proposes open space totaling more than 50 acres or more, regardless of the presence or absence of sensitive species. In the case of the Lilac Hills Ranch project, both of these parameters apply.

The details of this CRMP may be modified when the Final Resource Management Plan (RMP) is prepared and submitted to the County for approval. The County will review the Final RMP to ensure that it meets the specified Purpose and Objectives.

### **1.1.2 Agency Review and Coordination**

This document was written in collaboration with the County of San Diego and Accretive Investments, Inc. The management of the off-site preservation area, as detailed in this CRMP, does not interfere with mitigation and monitoring requirements mandated by the California Department of Fish and Game, U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers, Regional Water Quality Control Board, or by any other permitting agency.

## **1.2 Implementation**

### **1.2.1 Responsible Parties and Designation of Resource Manager (RM)**

The project property is owned by the following entity:

Accretive Investments, Inc.  
12275 El Camino Real, Suite 110  
San Diego, CA 92130

This CRMP will be implemented and managed by one of the following resource managers:

- Conservancy group
- Natural resources land manager
- Natural resources consultant



- County Department of Parks and Recreation
- County Department of Public Works
- Federal or State Wildlife Agency (U.S. Fish and Wildlife Service, California Department of Fish and Game)
- Federal Land Managers, including but not limited to Department of Parks and Recreation, Watershed Management or Department of Public Works
- City Land Managers, including but not limited to Departments of Public Utilities (DPU), Park and Recreation, and Environmental Services.

If the developer desires the County Department of Park and Recreation (DPR) to manage the land, the following criteria must be met:

1. The land must be located inside a Pre-approved Mitigation Area (PAMA) or proposed PAMA, or otherwise deemed acceptable by DPR.
2. The land must allow for public access.
3. The land must allow for passive recreational opportunities such as a trails system.

The resource manager shall be approved in writing by the Director of Planning and Land Use, Director of Public Works/Department of Public Works (DPW), or the Director of Parks and Recreation/DPR. Any change in the designated resource manager shall also be approved in writing by the director of the County department that originally approved the resource manager. Appropriate qualifications for resource managers include, but are not limited to:

- Ability to carry out habitat monitoring or mitigation activities.
- Fiscal stability including preparation of an operational budget (using an appropriate analysis technique) for the management of this CRMP.
- Have at least one staff member with a biological, ecological, or wildlife management degree from an accredited college or university, or have a Memorandum of Understanding (MOU) with a qualified person with such a degree.
- If cultural sites are present, have a cultural resource professional on staff or an MOU with a cultural consultant.
- Experience with habitat and cultural resource management in southern California.

Restoration Entity:

If revegetation/restoration activities are required, management responsibility for the revegetation/restoration area shall remain with the restoration entity until revegetation/restoration has been completed. Upon County/Agency acceptance of the revegetated/restored area, management responsibility for the revegetation/restoration area will be transferred to the resource manager.

## **1.2.2 Financial Mechanism**

Acceptable financial mechanisms include the following:

- Special District. Formation of a Lighting and Landscape District or Zone, or Community Facility District as determined appropriate by the Director of DPLU, DPW, or DPR.
- Endowment. A one-time non-wasting endowment, which is tied to the property, to be used by the resource manager to implement the RMP.
- Other acceptable types of mechanisms including annual fees, to be approved by the Director of DPLU, DPW, or DPR.
- Transfer of ownership to existing entity (e.g., Borrego Foundation, Cleveland National Forest, City of San Diego) for management.

## **1.2.3 Conceptual Cost Estimate**

See Table 1.

**TABLE 1**  
**BIOLOGICAL RESOURCES MANAGEMENT TASKS**

Check if Applies	Tasks	Frequency (Times per Year)	Hours Required per Year
<b>Biological Tasks</b>			
X	Baseline inventory of resources (if original inventory is over 5 years old)	One time	80 hrs
X	Update biological mapping.	Once every 5 years	40 hrs
	Update aerial photography.	Once every xx years	
X	Removal of invasive species.	Quarterly/annually	80 hrs/320 hrs
	Predator control	Monthly/quarterly/annually	
	Habitat Restoration / Installation	Installation	
	Habitat Restoration / Monitoring and Management	Monthly/quarterly	
	Poaching control	Monthly/quarterly	
	Species Surveys	Once every xx years	
	Species management	<i>(add frequency)</i>	
	Noise management, if required	<i>(add frequency)</i>	
X	Biological Resource Monitoring	Quarterly	160 hrs
<b>Operations, Maintenance, and Administration Tasks</b>			
X	Establish and maintain database and analysis of data.	Annually	40 hrs
X	Write and submit annual report to County.	Annually	40 hrs
X	Submit review fees for County review of annual report.	Annually	
X	Review and if necessary, update management plan.	Every 5 years	40 hrs
	Construct permanent signs.	One time	
	Replace signs.	Xx signs per year	
	Construct permanent fencing/gates	One time	
	Maintain permanent fencing/gates.	<i>(add frequency)</i>	
X	Remove trash and debris.	Annually	200 hrs
	Coordinate with DEH and Sheriff.	<i>(add frequency)</i>	
	Maintain access road.	<i>(add frequency)</i>	
	Install storm water BMPs.		
	Maintain storm water BMPs.	<i>(add frequency)</i>	
	Restore built structure.	One time	
	Maintain built structure.	<i>(add frequency)</i>	
	Maintain regular office hours.	<i>(add frequency)</i>	
	Inspect and service heavy equipment and vehicles.	<i>(add frequency)</i>	

**TABLE 1**  
**BIOLOGICAL RESOURCES MANAGEMENT TASKS**

Check if Applies	Tasks	Frequency (Times per Year)	Hours Required per Year
	Inspect and repair buildings, residences, and structures.	<i>(add frequency)</i>	
	Inspect and maintain fuel tanks.	<i>(add frequency)</i>	
	Coordinate with utility providers and easement holders.	<i>(add frequency)</i>	
	Manage hydrology (as required).	<i>(add frequency)</i>	
	Coordinate with law enforcement and emergency services (e.g., fire).	<i>(add frequency)</i>	
	Coordinate with adjacent land managers.	<i>(add frequency)</i>	
	Remove graffiti and repair vandalism.	<i>(add frequency)</i>	
<b>Public Use Tasks</b>			
	Construct trail(s).		
	Monitor, maintain/repair trails (unless a trails easement has been granted to the County).	<i>(add frequency)</i>	
	Control public access.	<i>(add frequency)</i>	
	Provide Ranger patrol.	<i>(add frequency)</i>	
	Provide visitor/interpretive services.	<i>(add frequency)</i>	
	Manage fishing and/or hunting program (if one is allowed).	<i>(add frequency)</i>	
	Provide Neighbor Education – Community Partnership.	<i>(add frequency)</i>	
	Prepare and reproduce trail maps and interpretive materials.	<i>(add frequency)</i>	
	If HOA is funding management, provide annual presentation to HOA.	Annually	
	Coordinate volunteer services.	<i>(add frequency)</i>	
	Provide emergency services access/response planning.	<i>(add frequency)</i>	
<b>Fire Management Tasks</b>			
X	Coordinate with applicable fire agencies and access (gate keys, etc.) for these agencies.	Annually	20 hrs
	Plan fire evacuation for public use areas.	One time	
	Protect areas with high biological importance.	<i>(add frequency)</i>	
	Hand-clear vegetation.	<i>(add frequency)</i>	
	Mow vegetation.	<i>(add frequency)</i>	

**TABLE 1**  
**BIOLOGICAL RESOURCES MANAGEMENT TASKS**

Check if Applies	Tasks	Frequency (Times per Year)	Hours Required per Year
Post-fire Tasks			
X	Control post-fire erosion.	After each fire event	400 hrs
X	Remove post-fire sediment.	After each fire event	400 hrs
X	Reseed after fire.	After each fire event	200 hrs
X	Replant after fire.	After each fire event	400 hrs

## 1.2.4 Reporting Requirements

An RMP Annual Report will be submitted to the County (and resource agencies, as applicable), along with the submittal fee to cover County staff review time. The Annual Report shall discuss the previous year's management and monitoring activities, as well as management/monitoring activities anticipated in the upcoming year.

The Annual Report shall provide a concise but complete summary of all management and monitoring methods, identify any new management issues, and address the success or failure of management approaches (based on monitoring). The report will include a summary of changes from baseline or previous year conditions for species and habitats, and address any monitoring and management limitations, including weather (e.g., drought). The report shall also address any adaptive management (changes) resulting from previous monitoring results and provide a methodology for measuring the success of adaptive management.

For new sensitive species observations or significant changes to previously reported species, the Annual Report shall include copies of completed California Natural Diversity Database (CNDDDB) forms with evidence that they have been submitted to the State. The report shall also include copies of invasive plant species forms submitted to the State or County.

A fee for staff's review time will be collected by DPLU upon submittal of the Annual Report. The RMP may also be subject to an ongoing deposit account for staff to address management challenges as they arise. Deposit accounts, if applicable, must be replenished to a defined level as necessary.

## 1.2.5 RMP Agreement

The County will require an Agreement with the applicant when an RMP is required. The Agreement will be executed when the County accepts the final RMP. The Agreement will obligate the applicant to implement the RMP and provide a source of funding to pay the cost to implement the RMP in perpetuity. The Agreement shall also provide a

mechanism for the funds to be transferred to the County if the resource manager fails to meet the goals of the RMP.

The Agreement will specify that RMP funding or funding mechanism be established prior to the following milestones:

- For subdivisions, prior to the approval of grading or improvement plans, or prior to approval of the Parcel/Final Map, whichever is first.
- For permits, prior to construction or use of the property in reliance of the permit.

## **1.2.6 Limitations and Constraints**

Specific internal or external management constraints that may affect meeting RMP goals have not been identified for this CRMP. Examples of potential constraints that may be applicable include, but are not limited to, the following:

- Environmental factors such as the influence of local water availability (either surface or subsurface waters); introduction or spread of non-native species; and presence of threatened or endangered species, fire, flood, drought, erosion, air pollution, and hazardous waste materials.
- Legal, political, or social factors that influence or mandate certain types of management; special permitting requirements (i.e., U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, archeological sites, etc.); County Ordinances (e.g., nuisance abatement); and MOUs or other special agreements with private or public entities, water, timber, or mineral rights for the area.
- Financial factors such as the source of funding to be used for operation and maintenance, personnel requirements, and overall management of the area (fund source may dictate management direction).

## **2.0 Property Description**

### **2.1 Legal Description**

The proposed Lilac Hills Ranch project site is approximately 608 acres composed of 59 contiguous properties and is located in northern unincorporated San Diego County 0.25 mile from the Interstate 15 (I-15) corridor on the east side with freeway access off the Old Highway 395 Interchange (Figure 1). The project site is located to the south and west of West Lilac Road with State Route 76 to the north, downtown Valley Center 10 miles to the east, downtown Escondido 16 miles to the south, and Interstate 15 and Old

Highway 395 to the west. The Lilac Hills Ranch project is located primarily within the westernmost portion of the Valley Center Community Planning Area (CPA), although a small portion is within the Bonsall Community Plan area. From the northwest project corner, West Lilac Road serves as the northern and eastern boundary of the project site, while Circle R Drive is less than 0.5 mile south of the project boundary. From the southwest project corner, the western boundary of the project runs along Standel Lane, which serves as the northwestern project boundary. The project is within Township 10 South, Range 3 West, Section 24, and Township 10 South, Range 2 West, Sections 19 and 30, on the U.S. Geological Survey (USGS) 7.5' Pala and Bonsall quadrangles (Figure 2).

## **2.2 Environmental Setting**

The following information is summarized from the biological resource report for the Lilac Hills Ranch project dated September 2012 by RECON (RECON 2012). The Lilac Hills Ranch project area is part of the inland foothills and valleys of San Diego County. The project area includes topography consisting of a series of rolling hills dissected by drainage courses and a valley bottom that drain primarily to the south and southwest (see Figure 2). Elevations across the project site range from 930 feet MSL at the highest to 750 feet MSL at the lowest.

Climate conditions for the project area are typical of a Mediterranean climate regime, with a wet winter rainy season followed by a hot, dry summer. Spring and fall months tend to be mild in temperature and variable in rainfall amounts.

The drainage courses on-site convey storm water and urban/agricultural runoff. Both intermittent and ephemeral drainages occur in the project area. Wells occur in scattered locations across the site and are used to provide water to the orchards, vineyards, and other agricultural areas. Two agricultural ponds occur in the project area that store water for irrigation purposes.

Soil types within the project area and vicinity consist of a series of sandy loam, coarse sandy loam, sand, and steep gullied land (U.S. Department of Agriculture [USDA] 1973; San Diego Association of Governments [SANDAG] 1995). Sandy loam and coarse sandy loam soils in the following soil series are present: Bonsall, Cieneba, Fallbrook, Greenfield, Placentia, Ramona, Visalia, and Vista (Figure 3). Soils on steeper slopes and in gully bottoms are characterized as steep gullied land. These soil types are derived from weathered and decomposed granite or granodiorite. Runoff is described as moderate to rapid, and the erosion hazard is on average moderate for these soil types.



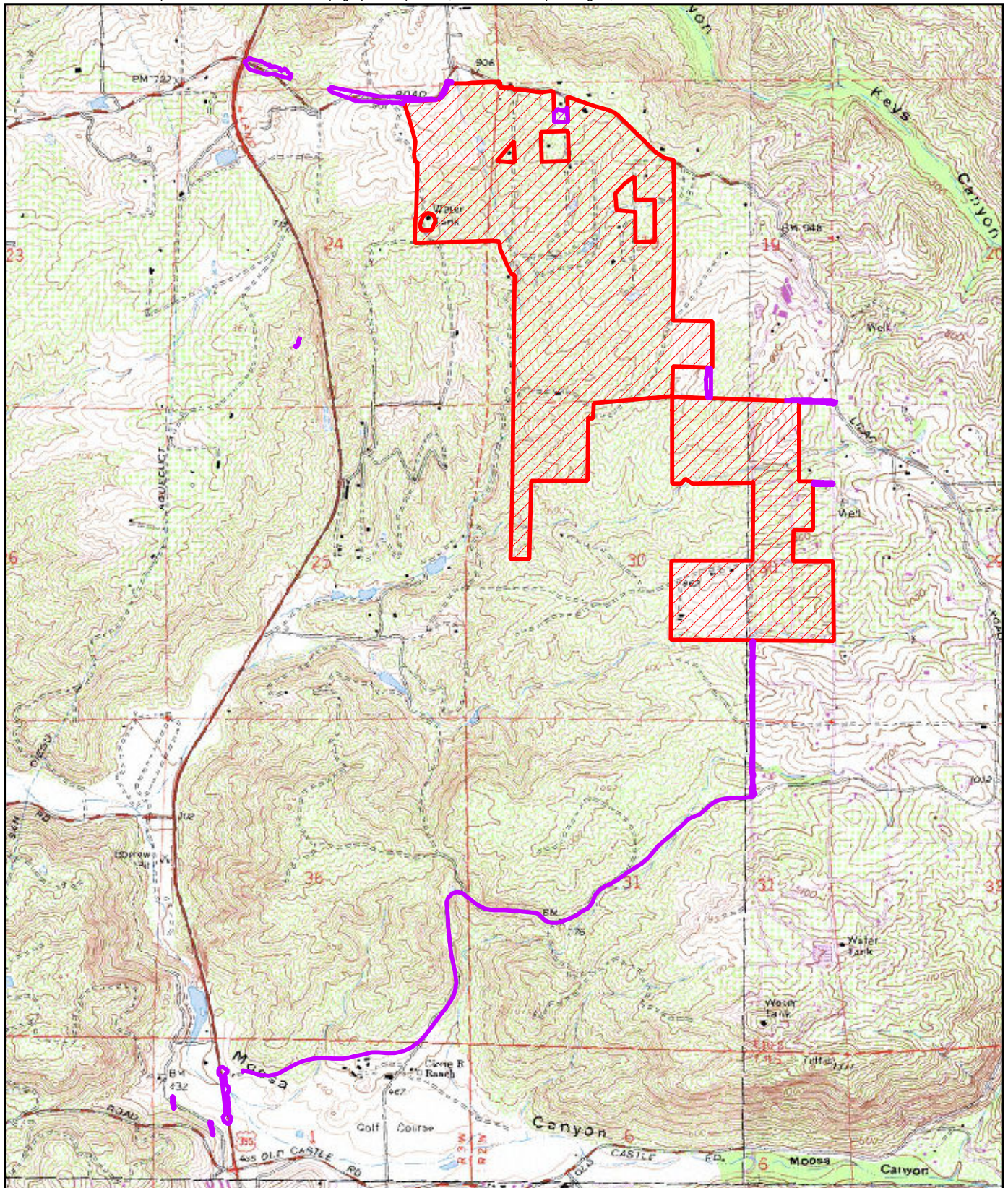


 Project Location

FIGURE 1

Regional Location







-  Project Boundary
-  Off-site Improvement Areas

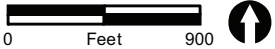
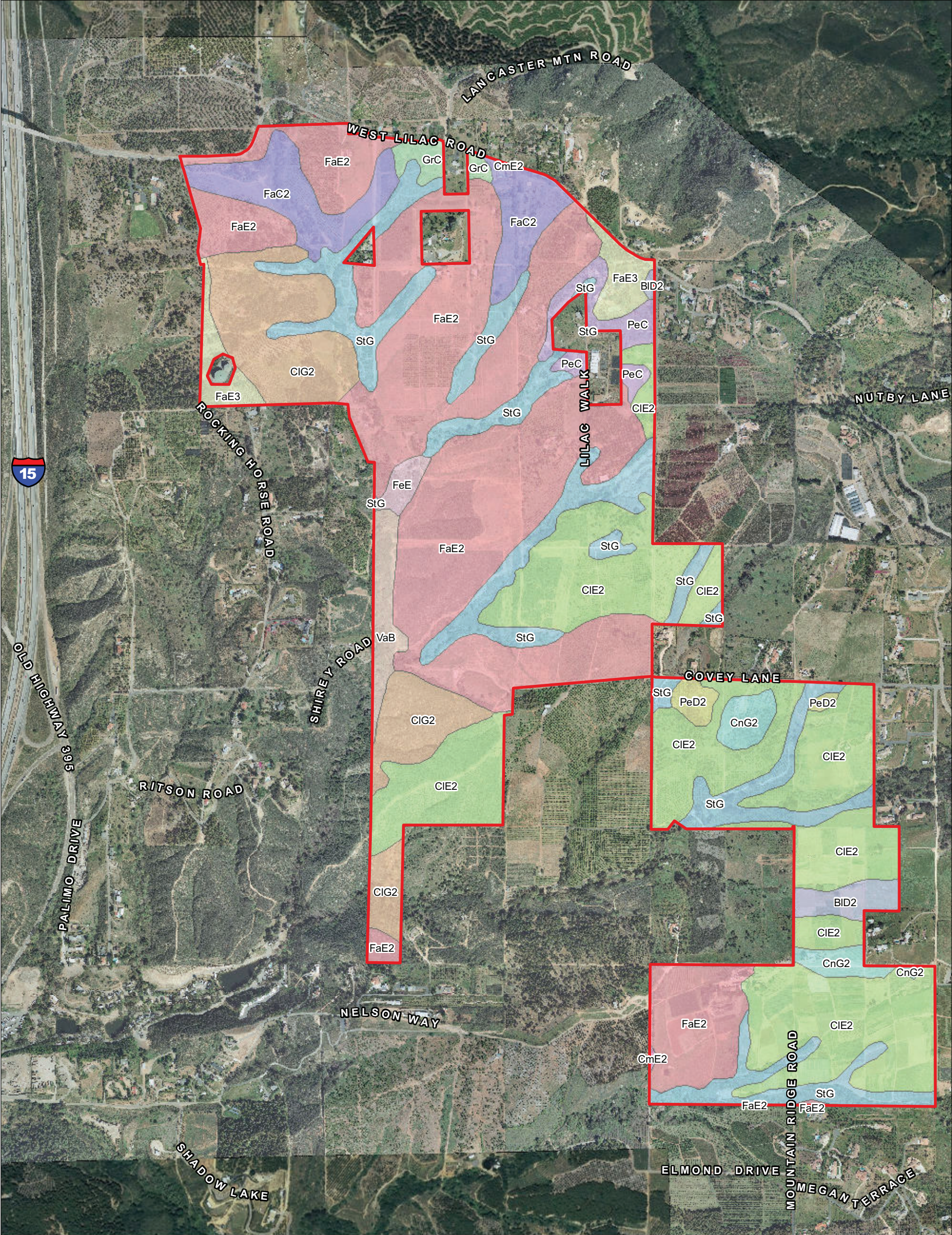
FIGURE 2

Project Location on USGS Map



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- Project Boundary

**Soil Classification**

BID2 - Bonsall sandy loam, 9 to 15 % slopes, eroded

CIE2 - Cieneba coarse sandy loam, 15 to 30 % slopes, ero ded

CIG2 - Cieneba coarse sandy loam, 30 to 65 % slopes, ero ded

CmE2 - Cieneba rocky coarse sandy loam, 9 to 30 % slopes , eroded

CnG2 - Cieneba-Fallbrook rocky sandy loams, 30 to 65 % slopes, eroded

FaC2 - Fallbrook sandy loam, 5 to 9 % slopes, eroded

FaE2 - Fallbrook sandy loam, 15 to 30 % slopes, eroded

FaE3 - Fallbrook sandy loam, 9 to 30 % slopes, severely eroded

FeE - Fallbrook rocky sandy loam, 9 to 30 % slopes

GrC - Greenfield sandy loam, 5 to 9 % slopes

PeC - Placentia sandy loam, 2 to 9 % slopes

PeD2 - Placentia sandy loam, 9 to 15 % slopes, eroded

StG - Steep gullied land

VaB - Visalia sandy loam, 2 to 5% slopes

FIGURE 3



Back of OVERSIZE Figure 3

The Lilac Hills Ranch project area is located within the proposed North County Multiple Species Conservation Program (MSCP) area (Figure 4). It is outside of and south of the proposed Pre-Approved Mitigation Areas (PAMA) that are located to north (Keys Canyon) and west (I-15 corridor). Proposed MSCP Preserve Areas occur off-site to the east, south, and north, and proposed MSCP Take Authorization Areas occur to the east, but none of these proposed MSCP areas are adjacent to the project area.

## **2.3 Land Use**

Existing on-site land uses include agricultural activities, consisting mostly of citrus and avocado groves and taking up most of the central and southern portions, or about 54 percent of the site. There are several homes, sheds, and agricultural buildings scattered throughout the site, none of which is historic. Native habitat occurs primarily along the drainage courses and on some of the steeper terrain on the western and southwestern portions of the project area.

Land uses on adjacent properties are similar to that of the project site. Agricultural uses dominate the landscape with small remnant patches of native habitat occurring primarily along drainage courses and steep slopes.

No existing hiking trails occur on the project site. Public access is restricted, as the land is privately owned. The project area includes two locations that are covered by relatively small open space easements that occur outside of a PAMA.

## **3.0 Biological Resources Description**

The location of the off-site habitat preservation area has not been determined at this time. Once an appropriate habitat area is identified, a biological resource survey will be required to document the condition of the biological resources on-site and evaluate the consistency of these resources with the required mitigation.

### **3.1 Criteria for Off-Site Selection of Vegetation Communities/Habitats**

The selection of off-site lands for preservation to meet mitigation for habitat/vegetation community impacts must meet the following criteria:

1. The off-site habitat lands must be located within a proposed North County MSCP PAMA or within an approved mitigation bank located within northern San Diego County.

2. Every attempt will be made to provide mitigation at a single site within the Valley Center Community Plan area.
3. The off-site preserve area will consist of the habitat types and acreages provided in Table 2.

**TABLE 2**  
**OFF-SITE HABITAT/VEGETATION COMMUNITIES REQUIREMENTS**

Habitat/Vegetation Community	Off-site Mitigation Acreage
Coast live oak woodland	1.2
Coastal sage scrub	41.4
Southern mixed chaparral	27.7
Total	70.3

4. A biological resource survey must be conducted on the proposed preserve area to document and verify that the habitats are similar or better in quality to those being impacted and that they support similar plant and wildlife species.
5. The mitigation land will be managed and maintained according to the Final Resource Management Plan for the off-site preserve area.

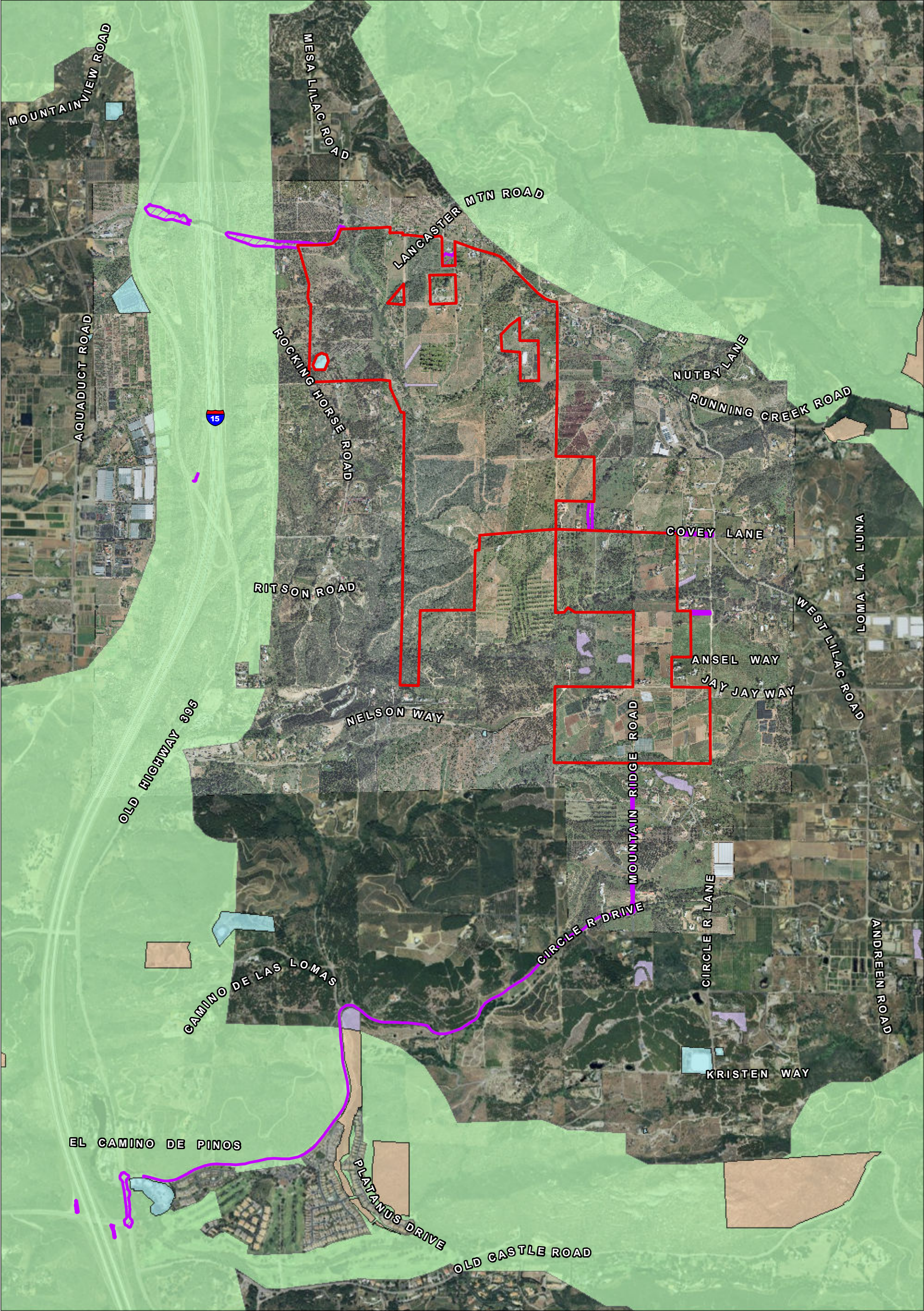
## **4.0 Biological Resource Management**

### **4.1 Management Goals**

The management goals for the on-site Biological Open Space include the following:

- Preserve and manage the open space lands to the benefit of the flora, fauna, and native ecosystem functions reflected in the natural communities occurring within the RMP land.
- Manage the land for the benefit of sensitive plant and wildlife species and existing natural communities, without substantive efforts to alter or restrict the natural course of habitat development and dynamics.
- Reduce, control, and where feasible, eradicate non-native, invasive flora and/or fauna known to be detrimental to native species and/or the local ecosystem.





- Project Boundary
- Off-site Improvement Areas

**Draft North County MSCP (Not Approved)**

- Open Space Easement outside PAMA
- Pre-Approved Mitigation Area (PAMA)
- Preserve Areas
- Special Districts

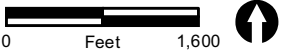


FIGURE 4

Project Area in Relation to Draft North County MSCP  
(MSCP Currently Not Approved)



## **4.2 Biological Management Tasks**

See Table 1.

## **4.3 Adaptive Management**

The Resource Manager is responsible for interpreting the results of site monitoring to determine the ongoing success of the RMP. If it is necessary to modify the plan between regularly scheduled updates, plan changes shall be submitted to the County and agencies for approval as required.

## **4.4 Operations, Maintenance, and Administration Tasks**

See Table 1.

## **4.5 Public Use Tasks**

See Table 1.

## **4.6 Fire Management Tasks**

See Table 1.

## **5.0 References Cited**

RECON Environmental, Inc.

2012 Biological Resources Report—Lilac Hills Ranch, Escondido, California.  
September.



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